

**Minutes  
Land Development Committee  
8/08/06  
Trinity City Hall  
7:00-9:00 p.m.**

Attendance: Paul Guthrie, Jeff Taylor, Mel Brooks, Jane Maddocks, John Maddocks, Gary Loflin, Lloyd Brown, Miles Talbert, Karen Bridges, Dwight Meredith, Paul Kron, Ann Bailie, Adam Stumb, Diana Schreiber. Not attending: Jane Domer, Kenneth Orr.

Handouts: (1) High Point Enterprise article: City Approves “Traditional” District; (2) Land Development Committee Minutes, 7/13/06; (3) Land Development Plan Future Land Use Map; (4) EPA document, “Protecting Water Resources with Higher Density Development” (5) 8/10/06 City of Trinity Land Development Plan- Draft. Of the five handouts, the Trinity Land Use Map was used extensively.

Objectives of meeting were to discuss the Maddocks’ letter, dated 6/27/06; make recommendations, revisions and approve the Land Development Plan’s Future Land Use Map; and discuss the Mixed Use category.

Maddocks’ Letter

The issues of the land category designation at Hopewell Church and the density of R-6 were summarized in the letter. The Hopewell Church Road exit is discussed in the next section of minutes. According to current zoning regulations relevant to density, if Mixed Use develops as R6/residential development without a reserve requirement, then a 100-acre development could contain 700 homes. The RM category includes commercial locations (coffee shops) along with residential. Currently, zoning indicates a 1/60<sup>th</sup> acre reserve in R12 or greater. Mr. Maddocks would like to see a reserve of 40% open space. Manager Bailie indicated that current zoning/development ordinances will be revised to reflect land use intentions as indicated in the Land Development Plan.

Map Designations

Discussion of the City utilizing the future sewer infrastructure to its maximum benefit; most intense land usage where infrastructure investment has been made, with a radius of less intense land usage extending from the origin of the conceptual ring/targeted area. Five revisions follow.

- The Hopewell/Welborn Road proposed neighborhood center designation was deleted.
- An Employment Center designation was added as a targeted area for commercial/ industrial development from the south side of the I-85 Interchange at Hopewell Church Road, extending south one-quarter of a mile toward Welborn Road.

- An Employment Center designation was approved 'with reservations' to the Trinity Road/ I-85 area, near the Archdale line. In preparation for the NCDOT conversion of the Trinity Road bridge to an interstate connection, it was agreed that this designation would prepare the corridor for future development.
- The Mixed Use designation north of Uwharrie Road and east toward Sisters Road was converted to an Employment Center, describing its present land use category.
- The Residential designation adjacent to and directly east of the Thomasville line, lying north of I-85 was converted to Mixed Use to accommodate Uni-Lin Flooring's pending expansion.

The City Manager made an open call to Council members to express feedback to the Draft Plan. Mr. Meredith feels the Old Town category is 'too restrictive' a designation. However, after discussion he approved the Plan 'with reservations' that prohibited allowing Old Town properties from being governed 'too deep' into the adjacent roads behind the Old Town area. Mr. Talbert feels the designations are too future oriented. He feels that service frontage roads be included in the Plan.

Other committee members approved of the plan. Lloyd Brown emphasized the City's 'look and feel' be promoted within the confines of conservative/open space planning and appearance/design standards.

Mr. Kron mentioned 'Chapter 5/Implementation', on pages 77-78, was revised to include Action Steps defined as programs, projects and policies. A Quality of Life section (p. 66) was inserted to emphasize protecting Trinity's natural, cultural and historic resources with future in-fill development projects.

#### Mixed-Use Classification Discussion

Mixed Use is comprised of RM, I&I, CS, R-12, MF-R and T-TDZD. The High Density Option can allow 50% impervious but is limited by the zoning district. Current zoning categories do not reflect the Plan's land use categories.

The intent of the Draft Plan's Mixed Use category is designed to accommodate existing neighborhoods with appropriate residential infill, and to encourage a mixture of medium to med-high density residential uses and community scale office or commercial uses with high intensity uses located within or closest to activity centers. The category is defined to include areas with a mixture of moderately intensive uses ranging from medium to medium-high density residential uses (R-12 or 3 DU/acre) and community scale office and commercial uses in proximity to designated activity centers (p. 74).

Reservation to this designation included category being 'too widespread' on the Plan's map. Gracious, open development with condominiums (not apartments/rental units) with aggregate density of 100 acres with 200 rooftops/R-20 is desirable; it is envisioned that

this type of residential development be permitted with the remaining surrounding area be undeveloped or reserved as open-space.

According to state watershed impervious allowances, only 24% of the watershed is allowed to be developed as impervious surface. In the RM zoning category, a 50% impervious allowance in multi-family designated developments applies to R-6 (7 DU/acre). Up to 50% impervious in multi-family does not count toward the 10/70 allowance; however, this allowance is limited by special zoning district approval. Concern over the 50% allowance and its stormwater implications were voiced.

The Mixed Use designation shall remain as described in the draft plan.

#### Upcoming Schedule

The Community Meeting is scheduled for Thursday, 9/14/06, 7:00- 9:00 p.m. at the Trinity Memorial United Methodist Church. The Committee agreed to meet on Monday, 9/18/06, to review the residents' responses.